

114 Buryfield Road

Solihull, B91 2DP





FOUR BEDROOM TRADITIONAL STYLE DETACHED RESIDENCE

- Extended Detached Family Residence
- Four Bedrooms (Master En Suite)
- Lounge & Reception Room
- Sought After Location
- Superb Modern Fitted Dining Kitchen
- Luxury Fitted Family Bathroom/WC
- Beautiful Southerly Aspect Rear Garden
- Utility Room & Guest WC
- Garage & Driveway

ACCOMMODATION

An extended well presented four bedroom traditional style detached residence situated in a sought after location. The property offers both gas central heating and double glazing. The excellent family living accommodation briefly comprises; enclosed entrance porch, reception hall, guest cloakroom/wc, reception room, lounge, superb modern fitted dining kitchen, utility room, first floor landing, master bedroom with en suite shower room/wc, three further good size bedrooms, luxury fitted family bathroom/wc, fore garden, driveway, garage and beautiful southerly aspect rear garden.



ENCLOSED ENTRANCE PORCH

RECEPTION HALL

understairs storage cupboard

GUEST CLOAKROOM/WC

with underfloor heating

RECEPTION ROOM

14' 2" into bay x 11' 10" (4.32m x 3.61m)

LOUNGE

16' 10" x 11' 10" (5.13m x 3.61m)

SUPERB MODERN FITTED DINING KITCHEN

21' 10" max 18' 3" min x 15' 2" max (6.65m 5.56m x 4.62m) with underfloor heating

UTILITY ROOM

7' 0" x 6' 5" (2.13m x 1.96m)

FIRST FLOOR LANDING

MASTER BEDROOM

16' 1" x 12' 0" max 7' 7" min (4.9m x 3.66m)

EN SUITE SHOWER ROOM/WC

BEDROOM TWO

14' 6" x 11' 10" (4.42m x 3.61m)

BEDROOM THREE

11' 4" x 12' 1" (3.45m x 3.68m)

BEDROOM FOUR

8' 0" x 7' 2" (2.44m x 2.18m)

LUXURY MODERN FITTED FAMILY BATHROOM/WC

with underfloor heating

FORE GARDEN

DRIVEWAY

GARAGE

15' 4" x 8' 2" (4.67m x 2.49m)

ENCLOSED SOUTHERLY ASPECT REAR GARDEN









Asking Price Of £650,000

TENURE:

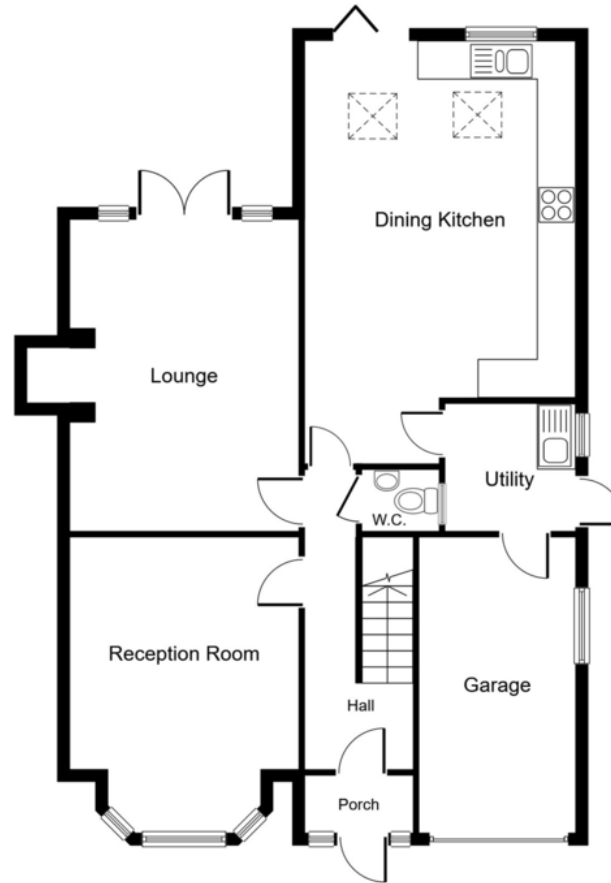
We have been advised by the seller that the property is Freehold. Interested purchasers should seek clarification of this from their solicitor (If Leasehold, Leasehold Covenants may apply)

Ruxton Independent Estate Agents & Valuers LLP

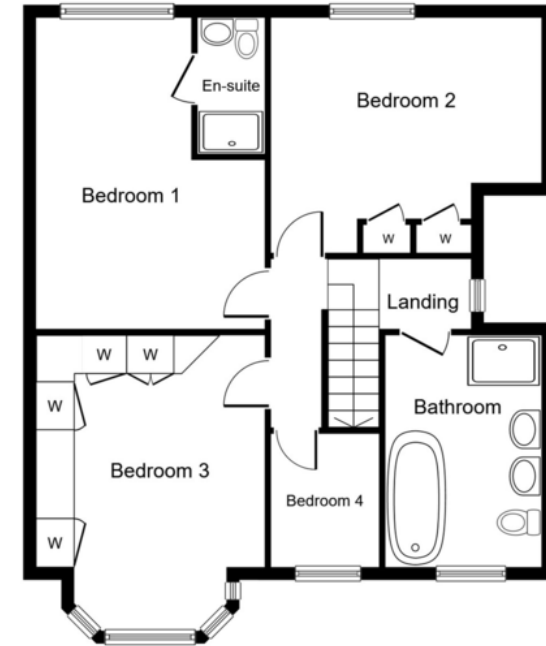
6 The Square, Solihull
B91 3RB
0121 704 0100



Important Notice: These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through the agent.



Ground Floor



First Floor

Approx. Gross Internal Floor Area 1,682 sq. ft. (156.3 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Copyright V360 Ltd 2024 | www.houseviz.com

Floorplan – For identification purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	79 C
39-54	E		
21-38	F		
1-20	G		